



*Please make sure that
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HARRIS CREEK STEERING COMMITTEE SECOND REPORT

February 4, 1999

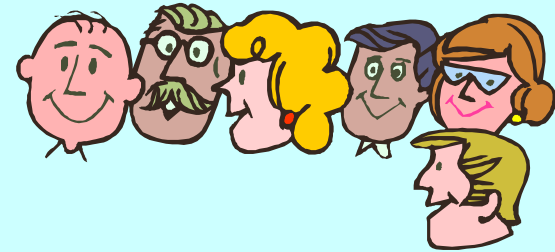


Agenda

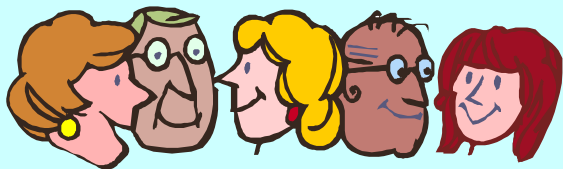
- **Background**
- **Draft Land Use Proposal**
- **Draft Infrastructure Proposal**
- **Implementation Issues**
- **Schedule**
- **Your Feedback**



Some Background



- **Dec 96 -- Feasibility Study Initiated**
 - Citizens Advised Consultant
- **Oct 97 -- Steering Committee Chartered**
 - 30 Members
 - Meet Twice a Month
- **Jul 98 -- First Checkpoint Meeting**



Who We Represent



- **Brittain Lane (5)**
- **Edinburgh Farms (2)**
- **Finns Point Lane & Creekview Lane (3)**
- **Harris Creek Road (7)**
 - North of Howe Farms
 - South of Howe Farms
- **Holiday Park (1)**
- **Howe Farms (3)**
- **Little Back River Road (1)**
- **Woods of Howe Farms (1)**
- **Vacant Property Owners (4)**
- **City-at-Large (3)**

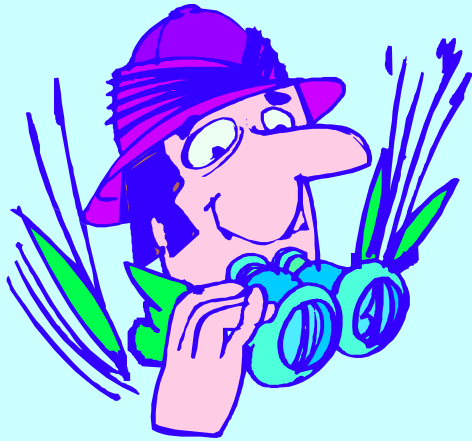
Planning Area



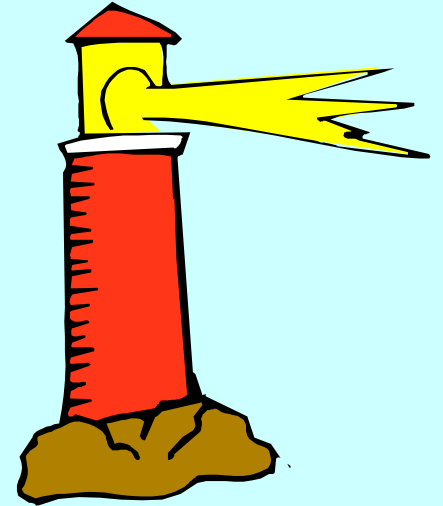
Our Charter...



- **Work with City Planners using a consensus process, & feedback from the community to form a plan for the future of our area**
- **Make a recommendation to City Council that is supported by the residents of the Harris Creek community**



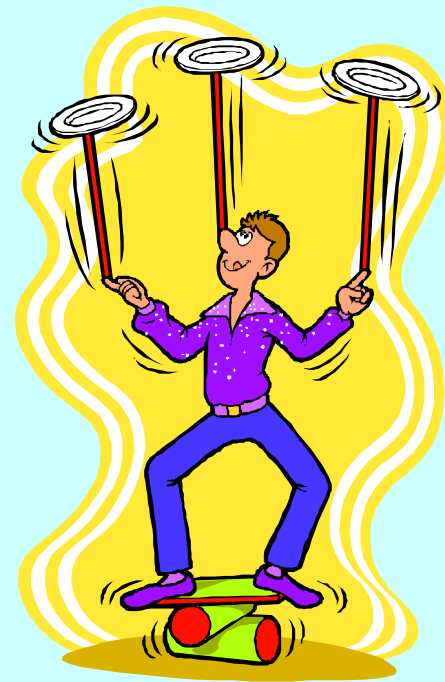
Our Vision...



“Harris Creek will be a unique residential community comprised of involved citizens planning together to balance the needs of its residents with the desire to preserve & protect the area’s natural assets.”

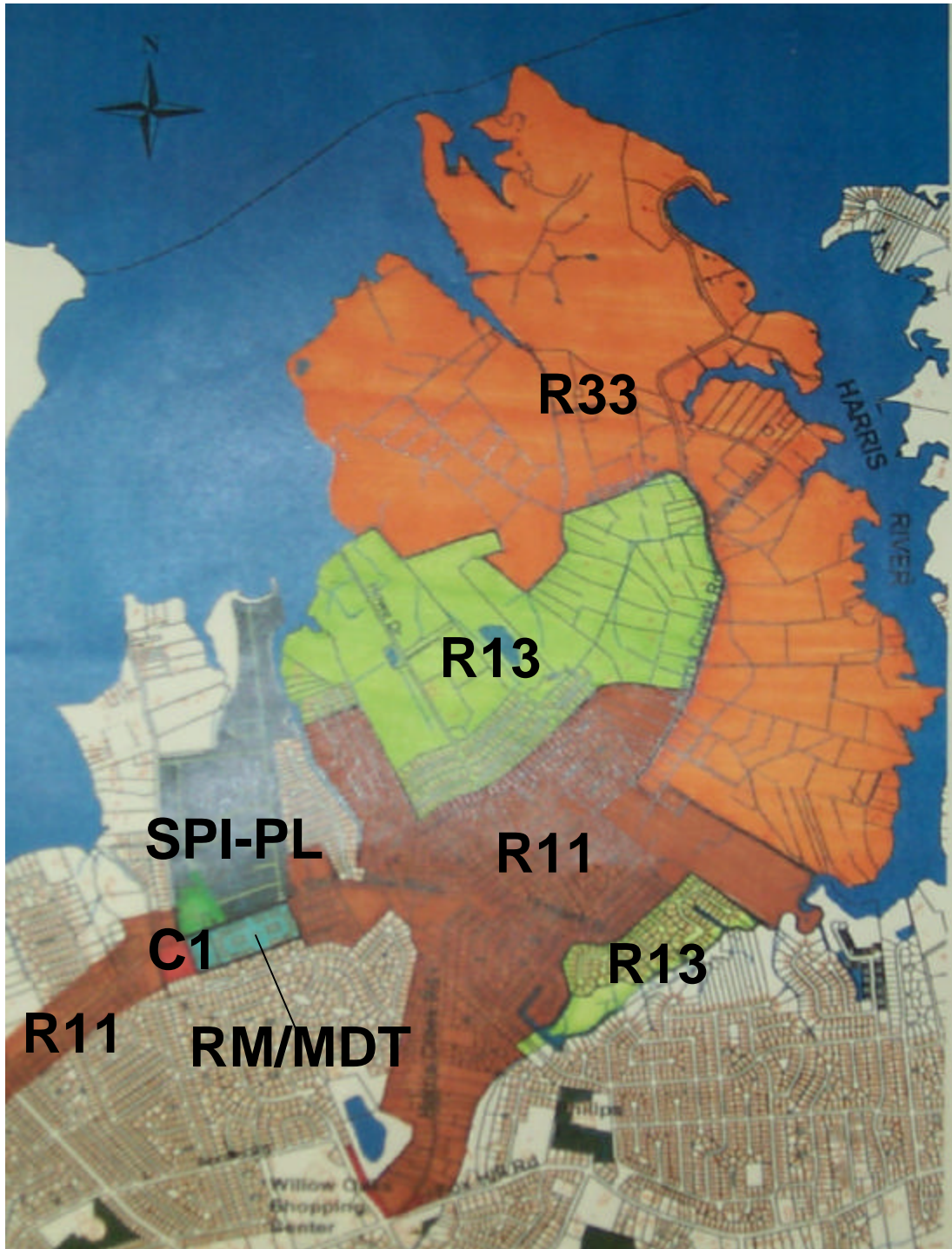
Accomplishments

- **Forming & Storming**
- **Established Rules**
- **Set Vision and Priorities**
- **Gathered Data**
- **Draft Land Use Proposal**
- **Draft Infrastructure Proposal**
- **Commenced Impact & Implementation Discussion**



Internet address:

<http://www.hampton.va.us/harriscreek>



Existing Zoning

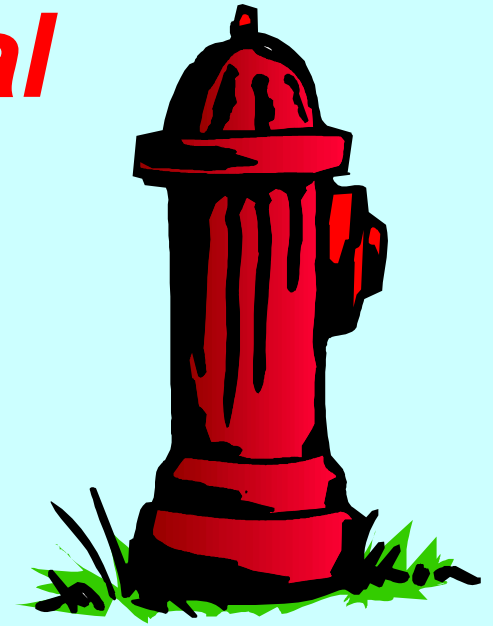
- **R33 - 33,000 sq.ft. lots**
- **R13 - 12,000 sq.ft. lots**
- **R11 - 9,000 sq.ft. lots**
- **RM/MDT - multi-family**
- **C1 - commercial**
- **SPI-PL - public land**



Proposed Land Use

- 196 acres remains open space (tidal wetlands & flight zone) - no specific recommendation
- Marina Cove remains commercial
- Garden of Howe Farms - R11
- Howe Farms - R33
- Remainder \geq 2.5 acre lots
- Provides 550 units including 100 that currently exist

Infrastructure Proposal



- Plans Support ~550 Units
- Water Main
 - To Brittain Lane (8"-10")
 - Brittain to the end of the public street (6")
- Gravity Sewer for Public Portion of Harris Creek Road & Pump Station
- Road Right-of-Way Widths (50'-80')

Water & Sewer Improvements



Paddock Lane - 50' R-O-W



Apollo Drive - 60' R-O-W



Clemwood Parkway - 80' R-O-W



Road Proposal



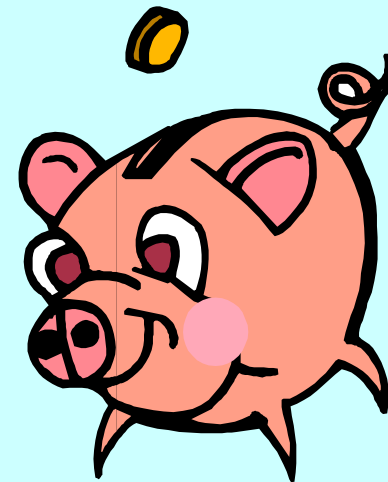
Clemwood Parkway - 80' R-O-W



Implementation Issues

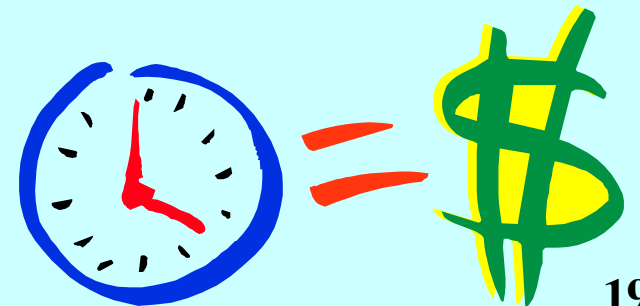


- **Impact of Land Use Changes**
- **Impact of Infrastructure Changes**
- **Partnership Alternatives**
- **Open Space Approach**
- **Affordability**



Tentative Schedule - 1999

- **Feb** -- Discuss Community Feedback
- **March** -- Finalize Land Use & Infrastructure Recommendations
- **April** -- Complete Support Documents & Complete Implementation Issues
- **May** -- Final Checkpoint Meeting & Presentation to Planning Commission
- **June** -- Present to Council

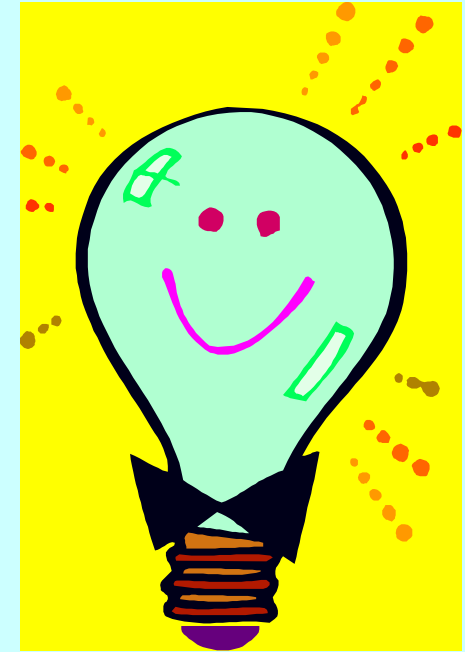


Your Questions and Input

- This is your opportunity for input.
- We will make a record of all comments & questions.



- Please state your name & your address.
- We will respond to questions -- now or later as appropriate.



Your Feedback

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